

000 SIMON GARFIELD 000

COMMERCIAL PROPERTY CONSULTANT

PROPERTY DETAILS

18a ST JAMES'S PLACE LONDON SW1A 1NJ

**Exclusive, furnished plug and play Offices To Let
648 Sq.ft – Inclusive Rent - £140,000 p/a**



Location

In the heart of St James's, St James Place is situated just off St James's Street, with the property being situated in a discreet and quiet part of the street, adjacent to the iconic Stafford Hotel and offers immediate access to the capital's finest hotels, restaurants and shopping facilities. Transport links are excellent with Green Park, (Piccadilly, Victoria and Jubilee lines) and Piccadilly (Bakerloo and Piccadilly lines) underground stations all within walking distance of the building and immediate access via a pedestrian footpath onto green Park.



Accommodation: Exceptionally high quality plug and play offices.

<u>Floor</u>	<u>Sq.ft</u>
2nd	648

Currently divided to provide an open plan area with reception and a private chairman's office with casual meeting area. Separate meeting facilities available.

Features:

- Newly Refurbished
- Large manned reception
- Passenger lift
- Shared kitchen facilities
- Air-conditioning
- WC and shower facilities
- Shared meeting rooms
- High quality Furniture

Terms:

The floors are available on a flexible lease directly from the landlord.

Rent:

All inclusive rent - £140,000 p/a, including rent, rates & service charge

Legal Costs:

Each part to be responsible for payment of their own legal costs incurred in the transaction.

Viewing:

Strictly by appointment through the Lessor's joint sole letting agents:

Simon Garfield
Simon Garfield Property

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44 (0) 207 183 0414

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